

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – July 19, 2007 P.M.

Members Present: Tammy CitaraManis, Chairperson; Linda Dombrowski; Gary Rosenbaum

Members Absent: David Grabowski, Vice-Chair; Ramsey Alexander, Jr.

DPZ Staff Present: Marsha McLaughlin; Cassandra Heidler; Lisa Kenney

Office of Law: Paul Johnson

Pre-Meeting Minutes

No premeeting was held

Minutes

On Motion by Mr. Rosenbaum, seconded by Ms. Dombrowski the minutes of April 17, 2007 were approved as amended. Vote: 3 Yea 0 Nay.

On Motion by Ms. Dombrowski and seconded by Mr. Rosenbaum the minutes of May 24, 2007, were approved as amended. Vote: 3 Yea 0 Nay.

PUBLIC MEETING

Ms. CitaraManis opened the public meeting at approximately 7:05 p.m.

SITE DEVELOPMENT PLAN CASES

ASDP-76-008 Mr. and Mrs. Soisson

Presented By: Cassandra Heidler

Petition: For approval of an amended site development plan (ASDP) to allow construction of a front porch which would extend into the building restriction line by 1.9 feet in accordance with Section 125.E.4. of the Howard County Zoning Regulations. The subject property is zoned “NT” (New Town) and is part of the Village of Owen Brown, Section 4, Area 1 and is subject to FDP-146-A-III. It is located at 6552 Tinker Round and contains approximately 8231 square feet of land identified as Lot 506 on Tax Map 35, Grid 16, Parcel 241, in the Sixth Election District of Howard County, Maryland.

DPZ Recommendation: Approval

Petitioner’s Representative: Ms. Anne Soisson

Ms. Heidler gave a brief overview of the proposed plan to build a deck onto an existing house.

Ms. Anne Soisson, Petitioner stated that the deck would be an extension of living space for her family and would be nice to sit out front and talk with neighbors and watch the children play. She stated that the home was constructed on the side building restriction line, therefore requiring any improvements to be in the side setback. Ms. Soisson explained that the home is on a cul-de-sac and is situated on the lot in a peculiar way, but that it does have open space between her home and the neighbor’s home, so reducing the setback would not affect the adjacent house.

Mr. Christopher Bickhart of 6458 Tinker Round stated that he owns the adjacent home and that the proposed front porch would not alter the character of the neighborhood and would not affect his home.

Motion:

Ms. Dombrowski moved to approve the staff report for ASDP-76-008 and Mr. Rosenbaum seconded the motion.

Discussion:

Ms. Dombrowski stated that the front porch enhances the home and that it would be similar to others in the neighborhood. She also stated that the peculiar citing of the home requires going into the setback.

Mr. Rosenbaum stated that the porch would be a nice addition and that the extension into the setback is justified.

Ms. CitaraManis stated that the front porch would work due to the open space between the two homes.

Vote:

3 Yea. 0 Nay. The motion was carried.

SDP-07-030 – Trotter Pines

Presented By:	Cassandra Heidler
Petition:	For approval of a site development plan for the construction of 4 single family detached residential dwellings on a property zoned “R-ED” (Residential-Environmental Development) in accordance with Section 107.F.1.b of the Howard County Zoning Regulations. The subject property is located at 6292-6304 Trotter Road, containing approximately 1.95 acres of land identified as Parcel 157 on Tax Map 35, Grid 14, in the Fifth Election District of Howard County, Maryland.
DPZ Recommendation:	Approval
Petitioner’s Representative:	Paul Sill, Engineer

Ms. Heidler gave a brief overview of the proposed plan and explained that forest conservation would be met on-site with the development being surrounded on three sides with forest conservation and incorporating rain gardens instead of a stormwater management pond.

Mr. Rosenbaum questioned the existing evergreen buffer and Ms. Heidler explained that the site was redesigned in order to keep as many of the existing trees as possible.

Mr. Paul Sill, Engineer for the project stated that the slopes would not be impacted by the development and that a small portion of trees along Trotter Road would need to be removed as well as some existing pine trees planted by the original homeowner at the back of the lot.

Ms. Dombrowski questioned if there is a sight distance issue. Mr. Sill stated that a site distance report had been completed and approved by the Development Engineering Division of Planning and Zoning. Ms. Heidler explained that the original entrance location had to be realigned to improve sight distance.

Motion:

Mr. Rosenbaum moved to approve SDP-07-030 and Ms. Dombrowski seconded the motion.

Discussion:

Mr. Rosenbaum stated his concerns regarding the scenic nature of Trotter Road. He also stated that the developer had retained as much forest conservation on-site as possible in order to minimize impact to the scenic road.

Ms. Dombrowski stated her agreement with Mr. Rosenbaum and that she was satisfied with Public Works’ requirements.

Ms. CitaraManis stated her agreement with the other Board members.

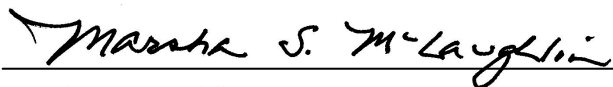
Vote:

3 Yea 0 Nay. The motion was carried.

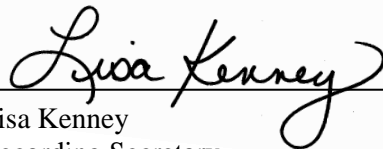
SPECIAL SUBJECTS:

1. The Planning Board held a public worksession to discuss changes to its Rules of Procedures.
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THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 8:30 P.M.



Marsha McLaughlin
Executive Secretary



Lisa Kenney
Recording Secretary